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GOVERNOR

STATE OF MAINE
DEPARTMENT OF CONSERVATION
MAINE LAND USE REGULATION COMMISSION
22 STATE HOUSE STATION
AUGUSTA, MAINE
04333-0022

PATRICK K. McGOWAN
COMMISSIONER

MEMORANDUM

July 24, 2006

To: Commission Members

From: Susan C. Burns, Senior Planner

Re: **CLUP Discussion Series – Affordable Workforce Housing**
August 2006 Commission Meeting

The CLUP discussion this month will focus upon the statewide issue of affordable workforce housing. This is a subject that the Commission has discussed briefly in various settings over the past few years—escalating land values and increasingly larger homes in certain areas with high resource values, efforts by residents of Monhegan to begin providing affordable housing opportunities on that coastal island, mention of ever-rising housing costs posing difficulties for some year-round residents during development of the Rangeley Lakes regional plan, and the possible provision of land for affordable housing in the Moosehead area as part of the proposed Plum Creek concept plan.

The housing discussion at Sugarloaf will involve people from several agencies and a housing consultant. The panel will consist of five speakers, including *Bill Glover*, Manager of Lending, or *Peter Merrill*, Director of Communications and Planning, Maine State Housing Authority; *Michael Finnegan*, Senior Loan and Investment Officer, Coastal Enterprises, Inc.; *Dennis Lajoie*, Development Director, Community Concepts; *Robert Thompson*, Executive Director, Androscoggin Valley Council of Governments; and *Jim Hatch*, Housing Consultant, Freeport Housing Trust, among other coastal communities.

The panel will discuss various aspects of the workforce housing issue:

- 1) Defining housing affordability and variations in different parts of Maine, including LURC's jurisdiction;
- 2) Funding housing projects and insuring units retain their affordability;
- 3) Working with local housing groups and their provision and oversight of dwelling units;
- 4) Establishing regional approaches to address the issue; and
- 5) Considering how land use regulations affect housing costs and using incentives to encourage and/or mandates to enable the construction of more affordable housing.

The discussion will follow the format of those at Commission meetings earlier this year—a brief introduction to the topic, a 15 minute talk by each panelist, and approximately 45 minutes allotted to Commissioners' comments and questions.

I am enclosing the following handouts:

- *Affordable Housing: Barriers and Solutions for Maine*, 10 page excerpt
- *Top Obstacles to Creating Affordable Housing in Maine and What Can Be Done to Overcome Them*, 4 pages
- *Islands in Crisis*, Background Materials for Discussion at the 2005 Governor's Annual Affordable Housing Conference, 9 pages
- Regulatory Strategies: Two examples (other techniques exist)
 - *Accessory Apartments: An Affordable Housing Strategy*, 2 pages
 - *Summary – Examples of Density Bonus Ordinances from North America*, 1 page

I look forward to seeing you in Carrabassett Valley on Wednesday, August 2nd. If you have any questions or comments prior to the meeting, please email (susan.burns@maine.gov) or call me (287-4969) on or after July 26th, as I'll be on vacation until then.